

**MINUTES
REAL ESTATE APPRAISER LICENSURE
AND CERTIFICATION BOARD
INDIANA GOVERNMENT CENTER SOUTH
THURSDAY, NOVEMBER 7, 2024**

Members Present:

Wayne Johnson
Mark Ratterman, Chair
Dennis "Matthew" Kruse II
Cyndi Gianneschi

Members Absent:

Ron Kohart

State Officials Present:

Amy Hall, Board Director
Chris Shea-Russell, Assistant Board Director
James Harry, Board Counsel

Court Reporter:

None

I. CALL TO ORDER & ESTABLISH QUORUM

Mark Ratterman called the meeting to order at 9:32 a.m. and declared a quorum, in accordance with Ind. Code § 25-34.1-8-4.

II. ADOPTION OF THE AGENDA

Motion was made by Matt Kruse and seconded by Wayne Johnson to approve the agenda.

Gianneschi/Johnson

Motion Passes 4/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	

III. ADOPTION OF THE MINUTES FROM THE SEPTEMBER 11, 2024, MEETING OF THE BOARD

Motion was made by Cyndi Gianneschi and seconded by Wayne Johnson to approve the amended corrections of minutes of the September 11, 2024, meeting. The minutes are approved.

Johnson/Gianneschi

Motion Passes 4/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennie 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	

IV. REPORT FROM THE OFFICE OF THE ATTORNEY GENERAL

Kelsey McKnight provided a report from the Office of the Attorney General. There are 3 open litigation cases. There are 12 open complaints. Uptick in complaints of house appraisals completed over 10 years ago.

V. PERSONAL APPEARANCES

No Personal Appearances

VI. ADMINISTRATIVE HEARINGS

Hopkins, Benjamin

Cause No.: 202405-REA-0001

Re.: Proposed Settlement Agreement

The Board did not open a hearing about this Proposed Settlement Agreement, as it was written and presented. There were questions asked to Kelsey McKnight pertaining to the Consumer Complaint. There is the feeling that the proposed settlement does not meet the violations as presented in the Consumer Complaint. The six-month time period is deficient and should be extended to a longer time period.

Motion made by Matt Ratterman and seconded by Cyndi Gianneschi to deny the Proposed Settlement Agreement as submitted

Johnson/Gianneschi

Motion Passes 3/0/1

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	ABSTAINED	
Cyndi Gianneschi	✓	

Richards, Bryan J.
Cause No.: 2024REAB0001
Re.: Administrative Complaint

Counts 1-3

Motion made by Dennis ‘Matthew’ Kruse and seconded by Cyndi Gianneschi to find in violation.

Johnson/Gianneschi

Motion Passes 4/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis ‘Matthew’ Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	
Ron Kohart	✓	

Counts 4 - 6

Motion made by Cyndi Gianneschi and seconded by Mark Ratterman to not find in violation.

Gianneschi/Ratterman

Motion Passes 4/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis ‘Matthew’	✓	

Kruse		
Wayne Johnson	✓	
Cyndi Gianneschi	✓	

Sanctions

Found in violation of Counts 1- 3.

Motion made Cyndi Gianneschi and seconded Mark Ratterman to place his license on indefinite probation of at least three months, submit a monthly log of work while license is on probation, the board to request a personal appearance while on probation.

Gianneschi/Ratterman

Motion Passes 4/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	

VII. DISCUSSION

2025 Meeting Dates

Meeting dates were of concern. Amy will work on those dates to see if there are changes that can be made.

Paul Dotterman and Gary Wright will be sent a Notice of Noncompliance since they have not sent in the required Continuing Education

OTHER BUSINESS

The PEREA rule change is at SBA for review.

Matt Kruse and Cyndi Gyanneschi attended the AARO Meeting and requested Continuing Education Credits for their attendance.

Motion made by Mark Ratterman and seconded by Wayne Johnson to approve.

Motion Passes 4/0/0

The following members voted.

	Aye	Nay
Mark Ratterman	✓	
Dennis 'Matthew' Kruse	✓	
Wayne Johnson	✓	
Cyndi Gianneschi	✓	

VIII. ADJOURNMENT

Adjourn at 2:00



Mark Ratterman, Chair

1-9-25

Date